

M E M O R A N D U M

DATE: November 6, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0032-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 5, 2015. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(3927 Algiers Road)

2nd Election District

4th Council District

Karen Lloyd-Williams

Petitioner

*

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*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2016-0032-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of Karen Lloyd-Williams, owner of the subject property ("Petitioner"). The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §432A.1.C.1 to permit parking for a potential Assisted Living Facility (ALF) to be located on an existing driveway that is 8 ft. from the side property line in lieu of the required minimum distance of 10 ft. A site plan was marked as Petitioner's Exhibit 1.

Karen Lloyd-Williams appeared in support of the petition. The Petition was advertised and posted as required by the B.C.Z.R. No protestants or interested citizens attended the hearing. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). The concerns identified by those agencies will be included as conditions in the Order below.

The subject property is approximately 8,268 square feet and is zoned DR 5.5. The property is improved with a single-family dwelling. Petitioner, who is a nurse, proposes to operate on the property an assisted living facility with 4 patients, although she has yet to obtain the necessary state and county permits and licensure. This case concerns only a variance for the parking requirements associated with the ALF use.

ORDER RECEIVED FOR FILING

Date 10/16/15
By sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The Petitioner must contend with long-existing site conditions, and thus the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because she would be unable to operate the ALF at the subject property. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of Baltimore County and/or community opposition.

THEREFORE, IT IS ORDERED, this 6th day of October, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §432A.1.C.1 to permit parking for a potential Assisted Living Facility to be located on an existing driveway that is 8 ft. from the side property line in lieu of the required minimum distance of 10 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

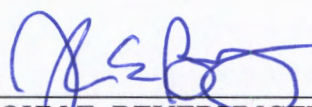
Date 10/6/15

By sln

2. There shall be no parking for the ALF in the front of the subject property.
3. There shall be a maximum of four (4) clients/patients at the ALF.
4. Petitioner must provide landscaping as determined in the sole discretion of the Baltimore County Landscape Architect.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 10/16/15
By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 3927 Algiers Rd. which is presently zoned DR 5.5

Deed References: J 10 Digit Tax Account # 020620910

Property Owner(s) Printed Name(s) Karen Lloyd-Williams

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

BCZR: 432A.1.C.1 → To permit parking for a potential Assisted Living Facility to be located on an existing driveway that is 8 feet from the side property line in lieu of the required minimum distance of 10 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Karen Lloyd-Williams

Name #1 - Type or Print

Name #2 - Type or Print

Karen Lloyd-Williams

Signature #1

Signature #2

3927 Algiers Rd. Randallstown MD

Mailing Address

City

State

21133 443.980.9707 Karwil@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2016-0037-A Filing Date 8/6/15

Do Not Schedule Dates: _____ Reviewer JS

ZONING PROPERTY DESCRIPTION FOR 3927 ALGIERS RD

Beginning at a point on the (east) side of (Algiers Rd on which property fronts) which is (50' of right-of-way width) wide at the distance of (121') (south) of the centerline of the nearest improved intersecting street (Carthage Rd) which is (60' of right-of-way width) wide.

Being Lot # (14), Block (J), Section # (4) in the subdivision of (Stoneybrook North, Plat 2) as recorded in Baltimore County Plat book # (31), Folio #(67), containing (8268 sq ft). Located in the (2) Election District and (2) Council District.

2016-0032-1

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **128711**

Date: **8/6/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
8/06/2015 8/06/2015 10:12:29 1

REG MSD1 WALKIN LRAM LJR
>> RECEIPT # 402584 8/06/2015 OFLN

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 75.00

Dept 5 528 ZONING VERIFICATION

CR NO. 128711

Recpt Tot \$75.00
\$.00 CK \$60.00 CA
\$15.00- CO

Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **WILLIAMS**

For: **2016-0032-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
8/18/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
9/1/15	PLANNING (if not received, date e-mail sent _____)	No obj / w/ comment
8/11/15	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/15/15	
SIGN POSTING	Date: 9/14/15 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 0206200910			
Owner Information					
Owner Name:		LLOYD-WILLIAMS KAREN S		Use:	RESIDENTIAL
Mailing Address:		3927 ALGIERS RD RANDALLSTOWN MD 21133-4404		Principal Residence:	YES
				Deed Reference:	/34798/ 00206
Location & Structure Information					
Premises Address:		3927 ALGIERS RD RANDALLSTOWN 21133-		Legal Description: 3927 ALGIERS RD STONEBROOK NORTH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0077	0003	0986		0000	4
					J
					14
					2016
					2
					0031/0067
Special Tax Areas:				Town:	NONE
				Ad Valorem:	
				Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1966	1,280 SF	504 SF	8,268 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half	
Value Information					
	Base Value	Value As of 01/01/2013	Phase-in Assessments		
			As of 07/01/2015	As of 07/01/2016	
Land:	56,000	56,000			
Improvements	107,100	107,100			
Total:	163,100	163,100	163,100		
Preferential Land:	0				
Transfer Information					
Seller: GUTHRIE DWIGHT		Date: 03/26/2014		Price: \$149,350	
Type: NON-ARMS LENGTH OTHER		Deed1: /34798/ 00206		Deed2:	
Seller: RABINOWITZ JOSEPH B		Date: 11/30/2005		Price: \$245,000	
Type: ARMS LENGTH IMPROVED		Deed1: /22974/ 00394		Deed2:	
Seller: GURFINCHEL GREGORY		Date: 06/13/1986		Price: \$86,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07180/ 00744		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore CountyNew Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **02** Account Number: **0206200910**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 30, 2015

Karen Lloyd-Williams
3927 Algiers Road
Randallstown MD 21133

RE: Case Number: 2016-0032 A, Address: 3927 Algiers Road

Dear Ms. Lloyd-Williams:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 6, 2015. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 8/11/15

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2016-0032-A
Variable
Karen Lloyd-Williams
3927 Algiers Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2016-0032-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 3927 Algiers Road

SEP 03 2015

INFORMATION:

Item Number: 16-032

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Karen Lloyd-Williams

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit parking for an Assisted Living Facility to be located as close as 8' to the property line in lieu of the required 10'.

The Department of Planning has no objection to the granting of the petitioned zoning relief conditioned upon the following:

- Parking shall be at the side of the building only with no parking dedicated to the ALF use located in front. Utilizing the provided site plan dimensions this effectively limits the ALF to 6 beds. If granted, the Department recommends that the parking restriction and limit on beds be incorporated as conditions in the Decision and Order of the Administrative Law Judge.

For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief:
AVA/KS

Kathy Schellman

C: Troy Leftwich

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2015
Item No. 2016-0032

DATE: August 18, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

An assisted living facility use would constitute a change of occupancy with a Landscape Plan required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0032-08172015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: September 1, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 3927 Algiers Road

INFORMATION:

Item Number: 16-032

Petitioner: Karen Lloyd-Williams

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

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For further information concerning the matters stated herein, please contact Troy Leftwich at 410-887-3480.

Division Chief: Katrina Schmalzer
AVA/KS

C: Troy Leftwich

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2016-0032-A
Property Address: 3927 ALGERS RD
Property Description: _____

Legal Owners (Petitioners): KAREN LLOYD-WILLIAMS
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAREN LLOYD-WILLIAMS
Company/Firm (if applicable): _____
Address: 3927 ALGERS RD
RANDOLPHSTOWN, MD 21133

Telephone Number: 443-980-9707

Revised 5/20/2014



THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3569318

Sold To:

Karen Lloyd-Willimas - CU00488145
3927 Algiers Rd
Randallstown, MD 21133-4404

Bill To:

Karen Lloyd-Willimas - CU00488145
3927 Algiers Rd
Randallstown, MD 21133-4404

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Sep 15, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2016-0032-A
3927 Algiers Road
E/s Algiers Road, 121 ft. s/of centerline of intersection with Carthage Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Karen Lloyd-Williams

Variance: to permit parking for a potential Assisted Living Facility to be located on an existing driveway that is 8 feet from the property line of the required minimum distance of 10 feet.

Hearing: Monday, October 5, 2015 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/7/13 Sept. 15 3569318

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/14/2015

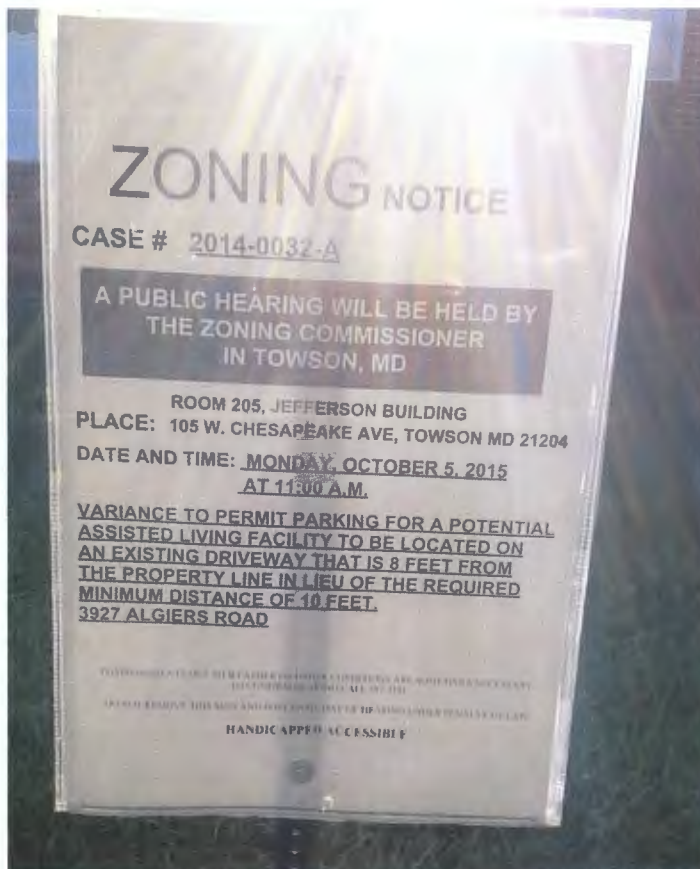
Case Number: 2016-0032-A

Petitioner / Developer: KAREN LLOYD WILLIAMS

Date of Hearing (Closing): OCTOBER 5, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
3927 ALGIERS ROAD

The sign(s) were posted on: SEPTEMBER 14, 2015



(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

August 19, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0032-A

3927 Algiers Road

E/s Algiers Road, 121 ft. s/of centerline of intersection with Carthage Road

2nd Election District – 4th Councilmanic District

Legal Owners: Karen Lloyd-Williams

Variance to permit parking for a potential Assisted Living Facility to be located on an existing driveway that is 8 feet from the property line in lieu of the required minimum distance of 10 feet.

Hearing: Monday, October 5, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Karen Lloyd-Williams, 3927 Algiers Road, Randallstown 21133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 15, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 15, 2015 Issue - Jeffersonian

Please forward billing to:
Karen Lloyd-Williams
3927 Algiers Road
Randallstown, MD 21133

443-980-9707

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2016-0032-A

3927 Algiers Road
E/s Algiers Road, 121 ft. s/of centerline of intersection with Carthage Road
2nd Election District – 4th Councilmanic District
Legal Owners: Karen Lloyd-Williams

Variance to permit parking for a potential Assisted Living Facility to be located on an existing driveway that is 8 feet from the property line in lieu of the required minimum distance of 10 feet.

Hearing: Monday, October 5, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
3927 Algiers Road; E/S Algiers Road, 121' S	*	OF ADMINSTRATIVE
of c/line of intersection with Carthage Road	*	HEARINGS FOR
2 nd Election & 4 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Karen Lloyd-Williams	*	2015-032-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
AUG 17 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of August, 2015, a copy of the foregoing Entry of Appearance was mailed to Karen Lloyd Williams, 3927 Algiers Road, Randallstown, Maryland 21133, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.:

2016-0032-A

10-6-15
Sen

Exhibit Sheet

DW
11-6-15

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



DR 3.5

2016-0032-A

NW 8-H

077B1

NW 7-H

DR 5.5

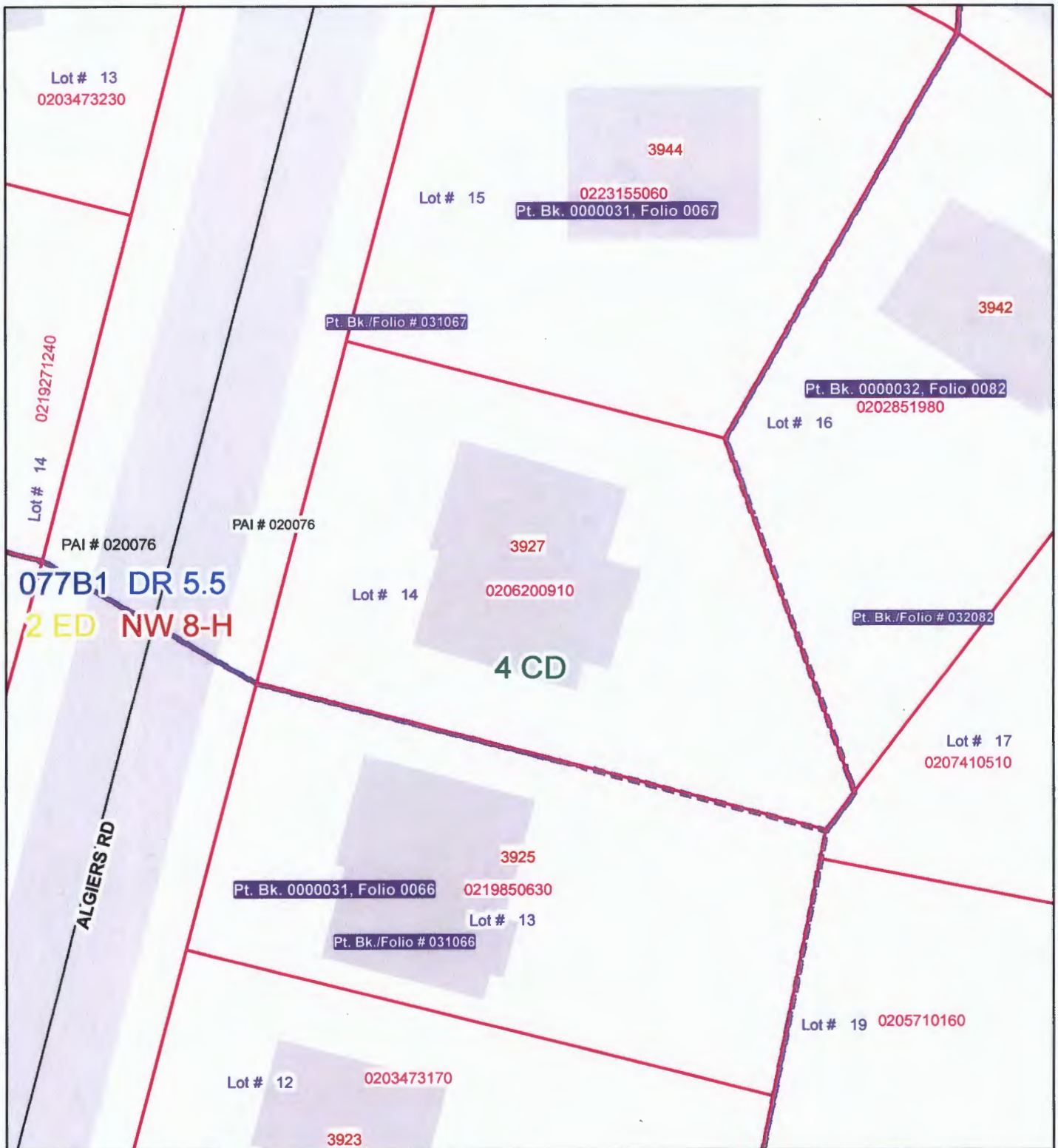
4 CD

2 ED

8613

3919

3927 Algiers Road



Publication Date: 4/17/2015



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 5 10 20 30 40
Feet

1 inch = 30 feet

2016-0032-A

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 3927 Algiers Rd OWNER(S) NAME(S) Karen Lloyd-Williams

SUBDIVISION NAME Stoneybrook North, Plat 2 LOT # 14 BLOCK # J SECTION # 4

PLAT BOOK # 31 FOLIO # 67 10 DIGIT TAX # 0206200910 DEED REF. # 1

SITE VICINITY MAP



ZONING MAP # 077B1

SITE ZONED OR 5.5

ELECTION DISTRICT 2

COUNCIL DISTRICT 2

LOT AREA ACREAGE 0.189

OR SQUARE FEET 8268

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC X PRIVATE _____

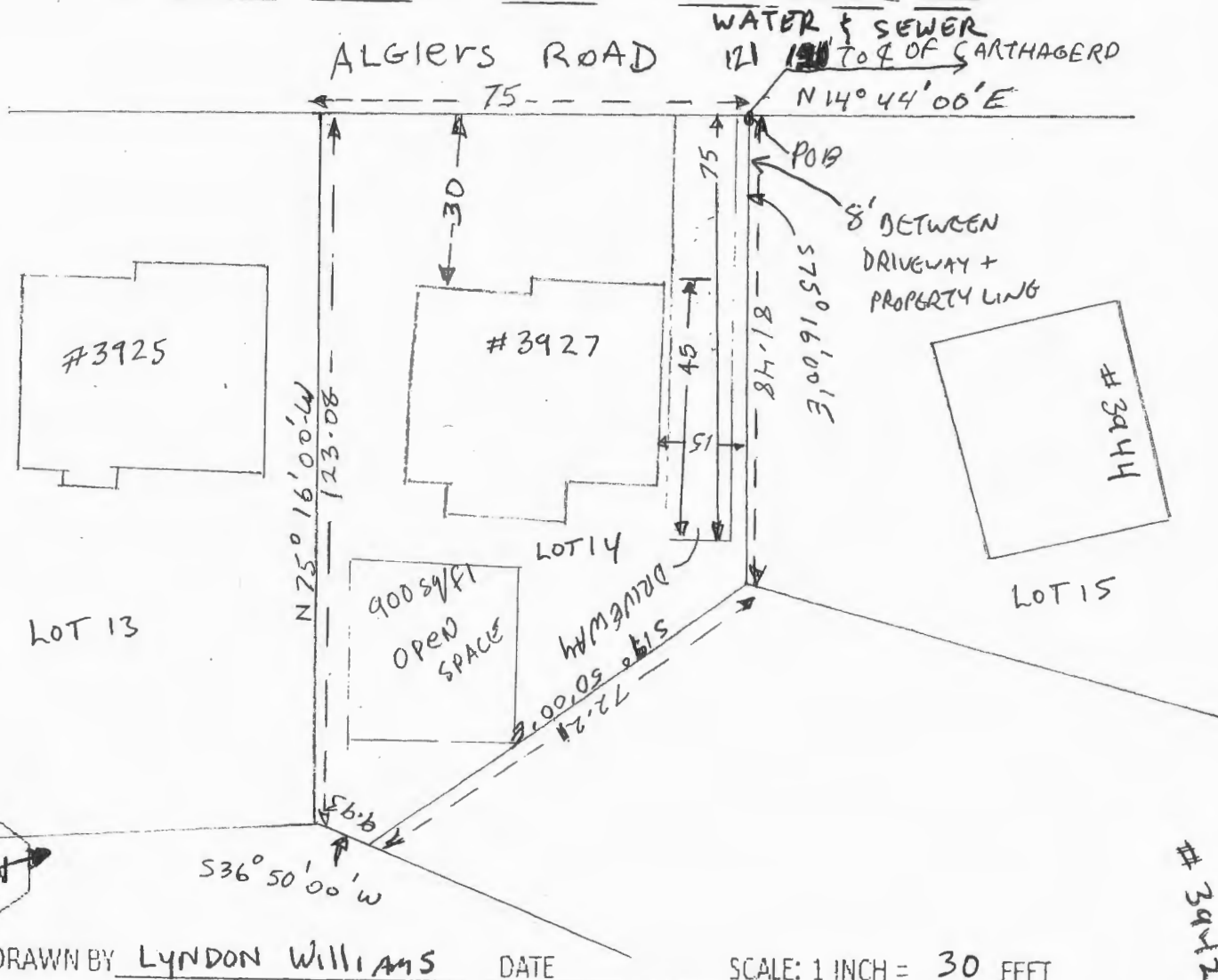
SEWER IS:

PUBLIC X PRIVATE _____

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



PLAN DRAWN BY LYNDON WILLIAMS

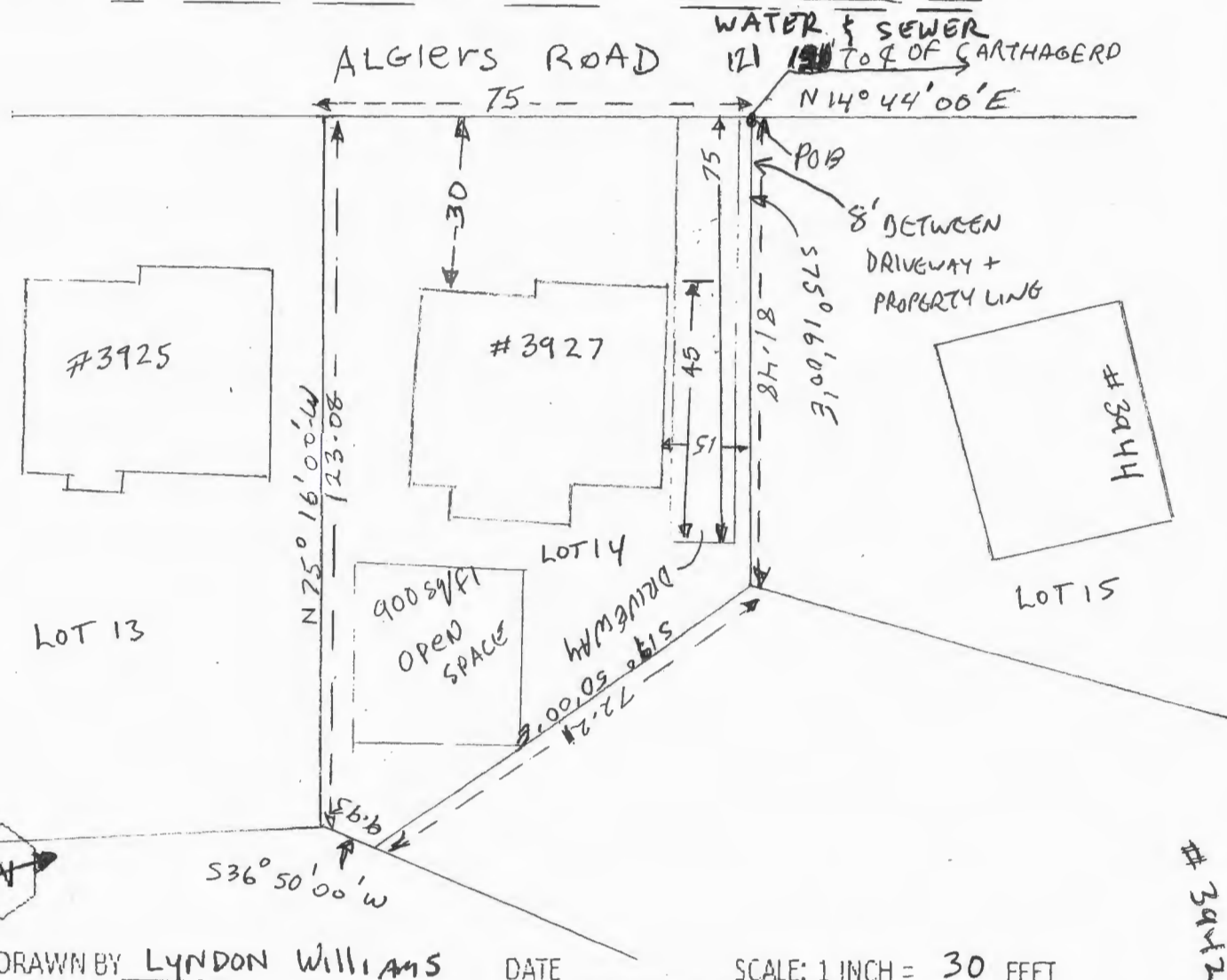
DATE _____

SCALE: 1 INCH = 30 FEET

2016-0032-A

P. & R. 1

PLAT BOOK # 31 FOLIO # 67 10 DIGIT TAX # 0206200910 DEED REF. # 1



PLAN DRAWN BY LYNDON WILLIAMS DATE SCALE: 1 INCH = 30 FEET

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